

Summary of the Minutes
January 7, 2014 Regular Meeting
City of Binghamton Zoning Board of Appeals
Planning, Housing, and Community Development Conference Room, City Hall

ELECTION OF CHAIR AND VICE CHAIR

Motion to nominate J. Kelly Donovan for Chairman of the Board

Moved by Warholc, seconded by Stiles; Margin: 3-0

Motion to elect J. Kelly Donovan as Chairman of the ZBA

Moved by Warholc, seconded by Stiles; Margin: 3-0

Motion to nominate R. Warholc as Vice Chairman of the ZBA

Moved by Donovan, seconded by Stiles; Margin: 3-0

Motion to elect R. Warholc as Vice Chairman of the ZBA

Moved by Donovan, seconded by Stiles; Margin: 3-0

CALL TO ORDER

Chair Donovan called the meeting to order at 5:15 pm.

ROLL CALL

Present: Donovan, Stiles, Warholc

Absent: Appe, Mastronardi

Vacant Seats: None

Staff Present: Martinez, McCullen, Sosa

APPROVAL OF MINUTES

Motion to Approve the Summary of the Minutes for the 12/3/13 ZBA Meeting:

Moved by Donovan, seconded by Warholc; Margin: 3-0

PUBLIC HEARINGS & DELIBERATIONS

13 Way Street (2013-30)

Sarah Edwards appeared to provide information on the application. The public hearing was then opened. Jim Rock spoke in opposition to the project. A letter from Cuong Nguyen was received in opposition of the proposal. Chair Donovan then closed the public hearing.

Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

Motion to approve the requested Area Variances to construct a single family dwelling with a 10' rear setback and 10' total side setback in the R-3 District

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

37 Pine Street (2013-29)

Sarah Campbell appeared to provide information on the application. The public hearing was then opened. No one spoke in favor of the project. No one spoke in opposition to the project. No letters were received in favor or in opposition of the proposal. Chair Donovan then closed the public hearing.

Motion to declare the proposed action an Unlisted action under the State Environmental Quality Review Act.

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

Motion to declare intent for the Zoning Board of Appeals to act as Lead Agency under the State Environmental Quality Review Act.

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

Motion to approve the requested use variance to establish a Business Office and a Human Services Agency within the former Greenman Senior Center located in the R-2 District

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

20 Hawley Street (2013-31)

Cheryl Sacco, Mark Newman and Jeff Stafford appeared to provide information on the appeal of the interpretation of the Director of Building, Construction, Zoning and Code Enforcement. Joseph Genzano, Alfred Weisman and Alan Weisman spoke against the appeal and in favor of the Director's interpretation. The public hearing was then opened. Patrick O'Day, Mark Yonati, Maureen Wilson, Ron Sall, Mayor Elect Richard David, Teri Rennia, spoke in favor of the appeal. No one spoke in opposition to the appeal. No letters were received in favor or in opposition of the appeal.

Motion to table the public hearing until February 4th.

Moved by Donovan, seconded by Warholc

Motion carried (3-0)

Ayes: Donovan, Stiles, Warholc

Nays: None

Absent: Appe, Mastronardi

OTHER ITEMS OF DISCUSSION

None.

ADJOURNMENT

Moved by Donovan, seconded by Warholc

None opposed.

Adjourned at 7:35 p.m.